

## **Revenue Collector's Constructive Notice – Town of Enfield, Connecticut**

The following parties may not have been reached by certified mail as of the date of this notice. In accordance with Connecticut General Statute 12-157, the following parties are hereby constructively notified that their interest in property may be affected by a Sale of Land for taxes to be held August 27, 2013 as detailed herein.

This publication of notice shall also serve to provide notification to the Internal Revenue Service and the State of Connecticut Department of Revenue Services of the possible existence of estate tax liability on the part of any estate listed herein under owners of record.

The following are property owners of record who may not have been reached by certified mail:

a. **MCCRACKEN, FLORENCE L.**, of 216 Brainard Road, Enfield; now of parts unknown; concerning property at 216 Brainard Road,. #2 Property assessed from October 1, 2007 through October 1, 2012, presently in the name of Florence L. McCracken, to satisfy taxes, interest, and lien fees in the amount of \$25,995.92 (as of July 1, 2013) plus collection costs and other charges accrued thereon. Property described as 216 Brainard Road, parcel #000300020355, and more fully described in the Enfield Land Records, Volume 1236, Page 254.

b. **MARCHELL, HENRY JOSEPH**, of 22 Prospect Street, Enfield; now of parts unknown; concerning property at 22 Prospect Street, as listed in the adjacent notice, #3. Property assessed from October 1, 2008 through October 1, 2012, presently in the name of Henry Joseph Marchell, to satisfy taxes, interest, and lien fees in the amount of \$19,242.35 (as of July 1, 2013), plus collections costs and other charges accrued thereon. Property described as 22 Prospect Street, parcel #012200020010, and more fully described in the Enfield Land Records, Volume 2493, Page 939.

d. **FITZGERALD, JEFFORY M.**, of 44 Parker Street, Enfield; now of parts unknown; concerning property at 44 Parker Street, as listed in the adjacent notice, #12. Property assessed from October 1, 2007 through October 1, 2012, presently in the name of Jeffory M. Fitzgerald Estate of Kovalchuk,Svitlana Executor, to satisfy taxes, interest, and lien fees in the amount of \$29,630.76 (as of July 1, 2013), plus collection costs and other charges accrued thereon. Property described as 44 Parker Street, parcel #022500010095, and more fully described in the Enfield Land Records, Volume 1196, Page 29.

e. **SCICILONE, ANGELO AND VINCENT**, of 46 Prospect Street, Enfield; now of parts unknown; concerning property at 48 Prospect Street, as listed in the adjacent notice, #19. Property assessed from October 1, 2007 through October 1, 2012, presently in the name of Angelo and Vincent J. Scicilone, to satisfy taxes, interest, and lien fees in the amount of \$35,548.23 (as of July 1, 2013), plus collection costs and other charges accrued thereon. Property described as 46 Prospect Street, parcel #012200020045, and more fully described in the Enfield Land Records, Volume 2514, Page 744.

f. **GREENE, DAVID A.**, of 16 Bacon Road, Enfield, concerning property at 16 Bacon Road, now of parts unknown; as listed in the adjacent notice, #22. Property assessed from October 1, 2003 through October 1, 2012, presently in the name of David A. Greene, to satisfy taxes, interest, and lien fees in the amount of \$33,523.07 (as of July 1, 2013), plus collection costs and other charges accrued thereon. Property described as 16 Bacon Road, parcel #052900020020, and more fully described in the Enfield Land Records, Volume 1153, Page 9.

g. **SATKOWSKI, MARY K**, formerly of 32 Brainard Road, Enfield, now of parts unknown; **VOZEK EDWARD M**, 162 Ferguson Road., Manchester, CT., **JOAQUIN JOANNE**, 223 McDonald Road., Colchester, CT., **KUCHY SOPHIE**, 7 Cheryl Drive., Enfield, CT, and **FREGEAU JOHANNA**, of 423 Williams Street., Longmeadow MA., concerning property at 0 Bailey Road, as listed in the adjacent notice, #32. Property assessed from October 1, 1996 through October 1, 2012, presently in the name of Mary K. Satkowski, Edward M. Vozek, Joanne Joaquin, Sophie Kuchy and Johanna Fregeau, to satisfy taxes, interest, and lien fees in the amount of \$74,483.88 (as of July 1, 2013), plus collection costs and other charges accrued thereon. Property described as 0 Bailey Road, parcel #000200020085, and more fully described in the Enfield Land Records, Volume 1501, Page 60.

h. **WORLD PROPERTIES, LLC.**, formerly of 1699 King Street, now of parts unknown; concerning property at 0 King Street, as listed in the adjacent notice, #33. Property assessed from October 1, 2009 through October 1, 2012, presently in the name of World Properties LLC, to satisfy taxes, interest, and lien fees in the amount of \$118,321.93 (as of July 1, 2013), plus collection costs and other charges accrued thereon. Property described as 0 King Street, parcel #001100010190, and more fully described in the Enfield Land Records, Volume 2414, Page 70.

i. **WOJNAR, JANICE, aka WOJNAR, JANICE B.**, formerly of 1000 Sixth Street, S.W. #306, Washington, D.C., now of parts unknown; concerning property at 0 Mullen Road, as listed in the adjacent notice, #36. Property assessed from October 1, 1997 through October 1, 2012, presently in the name of Janice Wojnar (aka Janice B. Wojnar), to satisfy taxes, interest, and lien fees in the amount of \$166,469.66 (as of June 30, 2013), plus collection costs and other charges accrued thereon. Property described as 0 Mullen Road, parcel #001700010030, and more fully described in the Enfield Land Records, Volume 2344, Page 210.

**The following parties may not have been reached by certified mail as of the date of this notice. In accordance with Connecticut General Statute 12-157, the following parties are hereby constructively notified that their interest in property may be affected by a Sale of Land for Taxes to be held August 27, 2013 as detailed herein.**

**The following are lien-holders, mortgagees, encumbrancers of record or other parties who may have an interest in the properties being offered for sale and who may not have been reached by certified mail; they are not primarily responsible for paying the taxes on these properties.**

a. NWA Federal Credit Union, formerly of Columbia, South Carolina and/or its successors, of parts unknown; concerning property known as 4 ELLIS ROAD, Enfield, and listed as #4 in the adjacent notice. Additional lien-holders: Beneficial Mortgage Company of Connecticut.

b. Household Realty Corporation, formerly of Waterbury, Connecticut and/or its successors, of parts unknown; concerning property known as 13 ELM MEADOWS, Enfield, as listed as #14 in the adjacent notice.

c. Yegen Associates Inc, formerly of Newington, Connecticut, and/or its successors, of parts unknown; concerning property known as 9 MEMORIAL DRIVE, Enfield, as listed as #17 in the adjacent notice.

d. Statewide Renovations, formerly of Wallingford, Connecticut, and/or its successors, of parts unknown; concerning property known as 46 PROSPECT STREET, Enfield, as listed as #19 in the adjacent notice.

e. Household Finance Corporation, formerly of Manchester, Connecticut, and/or its successors, of parts unknown; concerning property known as 23 KENNEDY DRIVE, Enfield, as listed as #29 in the adjacent notice. Additional lien-holders: Centurion Capitol Corporation.

f. RAD Realty Company, Inc. also known as RAD Realty Corporation, formerly of Enfield, Connecticut, and/or its successors, of parts unknown; concerning property known as 0 KING STREET, Enfield, as listed as #33 in the adjacent notice. Additional lien-holders/interested parties: LAN Associates XII LP, Antonio Reale.

g. Convest, Inc., formerly of Meriden, Connecticut, and/or its successors, of parts unknown; concerning property known as 6 LEONARD ROAD, Enfield, as listed as #34 in the adjacent notice. Additional lien-holders/interested parties: Stuart L. Cohen.

In accordance with the Connecticut General Statute 12-157: **If no place of residence or business is known and cannot be determined by the tax collector** for any owner, taxpayer, mortgagee, lien-holder or other encumbrancer whose interest in the property will be affected by the sale, **in lieu of notice by certified mail ... the notice, together with the list of mortgagees, lien-holders, and other record encumbrancers whose interests in the property will be affected by such sale, shall be published** in a newspaper having a daily general circulation in the town in which such property is located at least twice, the first not more than eight nor less than five weeks before such sale and the second not more than four nor less than two weeks before such sale (excerpt from CGS 12-157).

*Note that the listing of "additional lien-holders" is required by state statute.*

**Note that this listing is NOT a complete list of all lien-holders, mortgagees and encumbrancers of record on all properties offered for sale.** This listing ONLY represents parties who may not have been reached by certified mail. This listing should NOT be relied upon by potential bidders as a complete listing of lien-holders and encumbrancers on tax sale properties, and should not be used as a substitute for the bidders' own due diligence in determining the character and suitability of any property.

**Any party listed herein, or anyone with any questions concerning this notice, should contact the Enfield Assessor/Revenue Collector's Office at (860)253-6340 or in writing at 820 Enfield Street, Enfield, CT 06082, as soon as possible.** You may also wish to contact your private attorney or financial advisor to determine your rights and obligations under Connecticut General Statute 12-157. Employees of the Town of Enfield are not permitted to provide legal advice to owners, lien-holders, encumbrancers of record, parties of interest, or potential bidders.

For updates on the list of properties offered for the tax sale on August 27, 2013, please consult the boards posted in the Town Hall Lobby, 820 Enfield Street, Enfield, CT, or the Town of Enfield's website, [www.enfield-ct.gov](http://www.enfield-ct.gov).

Note that the listing of a party above as a lien-holder, mortgagee, encumbrancer of record, party in interest or "additional lien-holder" is not meant to indicate that taxes are owed by that party. **Taxes are owed according to the "Notice of Sale of Land for Taxes" adjacent to this listing.**

Della Froment, CCMA  
Assessor/Revenue Collector  
Town of Enfield  
July 15, 2013